

Deline Homeowners Association  
ANNUAL MEETING Minutes  
May 14, 2013

**ATTENDANCE and INTRODUCTIONS**

Damon Heer (homeowners for 14 years), Dona and Thelma Misener (homeowners for 21 years), Jill and Adolfo Perez (homeowners for 4 years), Marlys Joiner (homeowner for 19 years), Steve Schlangen, (homeowner for 21 years), Dan Hoag, Marica Kauffman (homeowner for 33 years), and other homeowners – Sharon Allen, Violet Munger, Connie Clark and Becky Petersen.

Cookies, snacks and water were available.

**MEETING CALLED TO ORDER** at 7 p.m.

**SPEAKER:** from the Washington County Department of Land Use & Transportation, Long Range Planning Division, Aaron, came and gave us an overview of what is going on around us and in Aloha. She is a part of the Aloha/Reedville study and livable community plan. She was very good. Aaron asked us our concerns for the area – we voiced: difficulty of walking, especially on 209<sup>th</sup> and 198; lighting on the busy streets, and Aloha would like to be in district with the Tualatin Valley Parks and Recreation. We (HOA) are a group of voices that can be heard. Aaron encouraged us to speak up. She answered questions and distributed two packets of information for the HOA to follow up if interested.

**MINUTES** from the year 2012 – 34th Annual Meeting were reviewed. A motion was made by Jill to approve the minutes, seconded by Thelma and unanimously approved.

**ANNUAL TREASURER'S REPORT:** June Heer was not able to be at the meeting due to recent surgery. Damon passed out the treasurer's report. Currently, we have a balance of \$13,000 (based on dues and the collection of old liens) .

The RV lot – money collected will go toward capital improvements – RV lot security and surfacing the lot/ drive way.

Bills/ improvements left to pay out of this year's budget – maintenance of play structures, tennis court, back dust around play equipment, and mowing.

There was a motion by Jill Perez to approve the overall treasurer's report, seconded by Steven and unanimously approved.

## **PRESIDENT'S REPORT**

Reporting for the office of the president, although not the standing president, Damon Heer discussed the accomplishments of the 2012-2013 year:

### **Accomplishments:**

Renter on Westside was finally evicted – house in process of getting cleaned up

Boitz and Wise property – HOA will hire someone to kill yard grass and weeds and clean up around house to make them more presentable.

Nancy Wise property – Damon gave history of lot. Owner now lives in Newberg. HOA suing for money to clean up property and seeking foreclosure

Had an HOA bar-b-que and pumpkin carving contest – it was a lot of fun

Damon gave a security tip: take your alarm control for your car to bed with you. If you hear an intruder, hit the button to scare them off -- utilize your car security alarm!

Damon said the HOA has not had a president for five years. He hopes someone would be interested in stepping in to this position.

## **NEW BUSINESS**

Review of budget -- we spent money for legal fees and maintenance. Raised the interest rate on liens to 8% -- this caused several people to pay off liens this past year.

## **THE BOARD**

**Returning board members:** Peggy Franco, Jill Perez, Thelma & Don Misener, Damon Heer, Dan Hoag, Marcia Kauffman as secretary, and June Heer as treasurer. Steve Schlagen will not be returning.

- ✓ We have openings for 4 people on the board:
- ✓ New members: Maryls Joiner and Violet Munger
  - There are still openings for 2 more people.

**ADJOURNED** at 8:20 p.m. A motion was made by Steve, seconded by Thelma, and unanimously approved.

The Board of Directors cordially invites you to the  
**Deline Homeowner's Association**  
**Thirty Sixth Annual Meeting**  
**Tuesday May 14th, 2013**

**Why:** In accordance with the Deline HOA By-laws.

**When:** May 14, 2013, 6:45 PM to 8:00 PM.

**Where:** Life Christian Church, Room 155

**SPECIAL GUEST!      Mike Dahlstrom from The Aloha-Reedville  
Study and Livability Community Planning  
Committee**

Attachments (please bring these to the meeting)

- 2013 - 2014 Budget
- Board of Directors Nomination form
  - Mail-in proxies must reach the Association's P.O. Box by May 7th, 2013.

**Agenda**

- 6:45 PM      Registration and refreshments
- 7:00 PM      Call to Order
- Welcome and Introductions
- 7:10PM      Guest speaker: Mike Dahlstrom
- 7:20PM      Old Business
  - Minutes from Thirty Fifth Annual Meeting
  - Annual Treasurer's Report
  - President's Report
  - Possibility of raising dues
- New Business
  - 2013 - 2014 Budget
  - Nominations and Elections of Directors
  - Open Forum
- Meeting Adjournment

## 2013 - 2014 Topics

### **“Possibility of raising dues”**

We will look at what the dues currently pay for and future planning for the neighborhood.

### **“Is the budget changing?”**

No. The budget will remain the same as last year, requiring annual dues of \$75.

According to the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) of the Deline HOA, a vote is not needed if the dues remain unchanged.

### **“Aloha Reedville Study”**

Mike Dahlstrom, Sr. Planner, will give a presentation and hold open discussion on the Aloha-Reedville Study and Livable Community Plan. Washington County has a grant to plan a revitalization of the Aloha Reedville area.

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If you are new to the neighborhood, please come and meet some of your neighbors and find out what we are all about.

## PROXY BALLOT FOR DHA 2014 - 2015

If you can not attend the annual meeting,

- Please complete this ballot and give it to a board member or
- Mail it to PO Box 5091, Aloha, OR 97007. Mail-in proxies must reach the Association's PO Box by May 7 2013.

LOT#\_\_\_\_ NAME\_\_\_\_\_

ADDRESS\_\_\_\_\_

SIGNATURE\_\_\_\_\_

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### Nominations for Board of Directors.

Board member \_\_\_\_\_

Board member \_\_\_\_\_

Board member \_\_\_\_\_

# Deline Homeowners Association 2013/2014 Budget

Corporate Fee	\$50.00	
Insurance	\$1,211.00	
P O Box	\$62.00	
Postage	\$300.00	
Electric	\$500.00	
Legal Fees	\$750.00	
Annual Meeting	\$50.00	
Liens	\$200.00	4 x 50
Secretary Fee	\$300.00	
Treasurer Fee	\$300.00	
Director Incentive	\$225.00	
Greenspace Landscaping	\$5,220.00	12x435
Property Maintenance	\$632.00	*
R V Lot Maintenance	\$150.00	
Duplication	\$200.00	
Office supplies	\$150.00	
Non payment of dues	\$150.00	2x75
Event Planning (inc Advertising)	\$200.00	
Playground Maintenance (bark chips etc.)	\$350.00	
Sub Total	\$11,000.00	
Land Lease	(\$50.00)	
Total	\$10,950.00	
Per Home Owner	\$75.00	

Overall budget is the same, some changes in individual allocation.



**Deline Homeowners Association**  
**2014 Annual Treasurer Report**

**Account Balances:**

Checking \$11,159 and Savings \$10,213

We have received payment from 139 of the 146 homes in the Neighborhood. The seven that are left, we have Liens on 4 of them, one of which is Vacant. The remaining 3 will have Liens placed if they do not pay the balance due when this year's bills are mailed out.

We had 2 Liens paid off this year which are reflected in the previous year's dues amount.

We still have expenses to pay out before the end of the year. Two months of mowing, utilities, property maintenance, the secretary and treasurer fees and other office expenses.

**Lot #308 20445 SW Deline.**

We had forced a foreclosure on this property last year and it was due to be sold at Auction in November 2013. However the homeowner paid the outstanding Lien 1 day before the sale. The homeowner is currently up to date with all dues. We are back in the position of trying to convince the homeowner to take care and/or sell the property.

**R.V Lot resurfacing**

Over the past 7 years of collecting payments for the R.V lot we have raised \$7515. We will be resurfacing the R V Lot during the first week of June. The cost is just over \$7000. This means the rental fee will cover this project entirely.

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## Income/Expense by Category

7/1/2012 through 6/30/2013

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Category	7/1/2012- 6/30/2013
<b>INCOME</b>	
Home Owners Dues	10,575.00
Interest Inc	1.69
Interest On Dues	824.54
Land Lease	30.00
Previous Years Dues	450.00
R.V Lot Rental	1,230.00
<b>TOTAL INCOME</b>	<b>13,111.23</b>
<b>EXPENSES</b>	
Uncategorized	552.99
Donations	-58.57
Bank Charge	54.00
Event Planning	32.56
Gas & Electric	334.12
Insurance	1,211.00
Legal Fees	67.50
Lien Fees	-267.00
Misc	-25.00
Mowing	4,350.00
Office Supplies	171.73
Postage	88.85
Property Maintenance	236.62
RV Lot Maintenance	26.96
Special Events	86.00
Tax	16.30
Utilities	74.04
<b>TOTAL EXPENSES</b>	<b>6,952.10</b>
<b>OVERALL TOTAL</b>	<b>6,159.13</b>



# Account Balances - As of 5/14/2013

As of 5/14/2013

5/14/2013

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Account	5/14/2013 Balance
<b>Bank Accounts</b>	
Checking	6,434.98
Savings	10,214.21
<b>TOTAL Bank Accounts</b>	<b>16,649.19</b>
<b>OVERALL TOTAL</b>	<b>16,649.19</b>